COMMON COUNCIL COUNCIL CHAMBERS OCTOBER 16, 2012

James Lienhoop, President Pro Tem, called a regular meeting of the City Common Council to order at approximately 6:00 P.M. in the City Council Chambers.

I. Meeting Called to Order

- A. Opening Prayer was given by Dan Wallace from First Christian Church.
- B. Pledge of Allegiance was led by James Lienhoop, President Pro Tem.
- C. Roll Call was taken. Dascal Bunch, Ryan Brand, Frank Jerome, James Lienhoop, Frank Miller, Tim Shuffett, and Aaron Hankins were present.
- D. Clerk Treasurer, Luann Welmer, indicated there were two minor changes to the minutes. She stated the following two sentences were added: "Discussion followed on legal authority for the "A" and "B" priority system, reference was made to the City of Columbus Ordinance 3.08. It could not be determined whether the "A" "B" priority list had a legal basis under the ordinance." Tim Shuffett made a motion to accept the minutes as presented from the October 2, 2012 City Council meeting. Ryan Brand seconded the motion. Motion passed with a unanimous vote of seven (7) to zero (0).

II. Unfinished Business Requiring Council Action

A. Second Reading of an Ordinance entitled "ORDINANCE NO. 35, 2012, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "RS4" (RESIDENTIAL: SINGLE- FAMILY TO "RMc" (RESIDENTIAL: MULTI-FAMILY WITH CONDITIONS)." (Curt & Michelle Aton Rezoning). Jeff Bergman, Planning Director, presented this ordinance by indicating this property is located across from the Bartholomew County School Corporation property on Central Avenue and is approximately 0.75 acres. The property is currently zoned RS4 and the owners of the property are requesting the property be rezoned to RM, which is residential: multi-family. Jeff displayed photos of the site location and surrounding area, as well as photographic examples of what the proposed property could look like. Jeff indicated he and his staff took a more in-depth look at the setbacks, buffer and other restrictions. It was determined that with proper design there could be adequate parking for the 18 units allowed on the property. The Columbus Plan Commission gave a favorable recommendation, with the condition requiring the final design of the property to come back to the Plan Commission allowing neighboring residents opportunity to weigh in on the design. Jeff indicated at first reading of this ordinance the Council had two additional conditions limiting development to twelve (12) units and two (2) stories in height. Tim Shuffett questioned whether the Plan Commission could recommend changing the conditions set forth by the Council if necessary. It was determined the Plan Commission could request relief from one or more of the conditions. Frank Jerome inquired about requirements for landscaping. There were no comments from the public. Tim Shuffett

- made a motion to approve the second reading and adopt the ordinance. Dascal Bunch seconded the motion. Motion passed by a vote of five (5) to one (1). Aaron Hankins voted nay. Jim Lienhoop abstained from voting.
- B. Reading of a Resolution entitled "RESOLUTION NO. 28, 2012, RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS." (Browning Investments, Inc. Annexation). Jeff Bergman presented this resolution and indicated he would be addressing the next three (3) agenda items as they all go together. Jeff explained Browning Investments requested the addition of approximately seventeen (17) acres to Woodside Northwest Industrial Park. Additional requested items include annexing the property to the city limits and amendment of zoning from AP (agriculture: preferred) to I3 (industrial: heavy). Jeff displayed photographs of the site location. He stated the property is contiguous to the city and municipal services can be provided properly. Jeff stated the annexation and rezoning both received unanimous favorable recommendation from the Columbus Plan Commission. He explained Indiana law requires a thirty (30) day waiting period before the annexation becomes official so the rezoning ordinance would not take effect until the annexation is approved. Tim Shuffett questioned maintenance of roads. Jeff indicated the annexation will include a portion of road 300W to the city as part of the subdivision process. Discussion followed. No comments or questions from the audience. Frank Jerome moved for adoption of the resolution. Tim Shuffett seconded the motion. Motion passed by a vote of six (6) to one (1). Nay vote was Aaron Hankins.
- C. Second Reading of an Ordinance entitled "ORDINANCE NO. 36, 2012, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Browning Investments, Inc. Annexation). Tim Shuffett made a motion to approve the second reading and adopt the ordinance regarding annexation. Frank Miller seconded the motion. Motion passed by vote of six (6) to one (1). Aaron Hankins voted nay.
- D. Second Reading of an Ordinance entitled "ORDINANCE NO. 37, 2012, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA REZONING THE SUBJECT PROPERTY FROM "AP" (AGRICULTURE: PREFERRED) TO "13c" (INDUSTRIAL: HEAVY WITH CONDITIONS)." (Browning Investments, Inc. Rezoning). Tim Shuffett made a motion to approve the second reading of this ordinance and adopt the rezoning ordinance. Frank Miller seconded the motion. Motion passed by vote of six (6) to one (1). Aaron Hankins voted nay.

III. New Business Requiring Council Action

A. Reading of a Resolution entitled "RESOLUTION NO. 29, 2012, RESOLUTION AUTHORIZING THE MAYOR AND THE CLERK-TREASURER TO EXECUTE STATEMENT OF BENEFIT FORMS IN CONJUNCTION WITH AN APPLICATION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1-7." (Nagakura Engineering Works Co., Inc.) Mary Ferdon, Community Development Director, along with Kay Lord and Sharon Sharp representing Nagakura Engineering Works Co., Inc., presented the request for tax abatement. Nagakura Engineering Works Co., Inc. requested tax abatement on personal property in conjunction with the purchase and installation of new manufacturing equipment located at 630 S Mapleton Street in Columbus. The installation of two (2) new lathes has an estimated value of \$198,418.00. Kay Lord indicated the two new lathes will support the automotive line detailed with the previous tax abatement, approved in September, 2012. She explained customer requests for automotive parts

- on their B800 line has increased in volume by 33%. Kay stated Nagakura Engineering Works Co., Inc. did not receive the necessary information in time to add these items to the original tax abatement but, for all purposes, is the same project. Dascal Bunch inquired if this addition would create any new jobs and Kay explained the original tax abatement included the staffing for this line. A sample part processed on the B800 was passed around for viewing. Discussion followed. Jim Lienhoop stated the Incentive Review Committee meet prior the Council meeting and found Nagakura Engineering Works Co., Inc. to be in substantial compliance. Tim Shuffett made a motion to approve the tax abatement. Ryan Brand seconded the motion. Motion passed by a vote of six (6) to one (1). Nay vote was Aaron Hankins.
- B. Reading of a Resolution entitled "RESOLUTION NO. 30, 2012, RESOLUTION ADOPTING THE GOLDEN CASTING FOUNDRY SITE REDEVELOPMENT OPTIONS STUDY." Jeff Bergman and Ray-Leigh Stark with the Planning Department presented this resolution. Ray-Leigh indicated the Golden Casting Foundry Site Redevelopment Options Study originally began in 2006. Ray-Leigh stated the majority of the research on this study was collected in 2006. A public open house was hosted, which initiated public discussion of the redevelopment options. She explained the study was not adopted by Council in 2006 and was reopened in 2012. In October of 2012 the Planning Department hosted another open house to see if public opinion had changed. Participant results were in favor of Mixed Use Development which is a mixture of retail and commercial office, and Office Park Development /Business Incubator. Ray-Leigh indicated an overall consensus addressed other important issues in the neighborhood that needed to be fixed, including abandoned homes, lack of home ownership and general neighborhood cleanup. The adoption of the study is to facilitate development and to assist in the application for federal and state incentives. Jeff Bergman stated there has been some interest from a developer to build low-income housing on the property. Mary Ferdon, Community Development Director, commented that the city has been working closely with a developer to help them achieve the tax credits they could use to develop that property for low income housing. Contamination on the property was discussed. Much discussion followed. Tim Shuffett made a motion to adopt the Resolution. Ryan Brand seconded the motion. Motion passed by a vote of six (6) to one (1). Aaron Hankins voted nay.
- C. Reading of a Resolution entitled "RESOLUTION NO. 31, 2012, RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO AUTHORIZE CERTAIN CAPITAL IMPROVEMENT PROJECTS FOR USE OF EDIT BOND PROCEEDS." Kelly Benjamin, City Attorney, presented this resolution with reference to the repurposing of the EDIT bonds, Ordinance No. 27, 2012. Kelly indicated a spreadsheet listing city projects has been compiled into what's known as Exhibit A. This process will assist in tracking the actual spending per project and any remaining balance. The spreadsheet is in order by priority. Kelly stated the sections under City Garage and Parks, lines 1-25, are projects that are believed to be up for bids by the end of 2012. Any projects not bid out in 2012 will need to be reappropriated in 2013. Jim Lienhoop asked for clarification in the fifth paragraph of the proposed resolution, where it states city repair projects 26-44 will be addressed in order. Kelly and Jim agreed that city administration should have the flexibility to prioritize those projects as needed. Kelly stated she will amend the resolution to read as follows: City Repair Projects 1-25 to be addressed as soon as possible and City Repair Projects 26-44 to be addressed once all funding for Projects 1-25 is complete and in a manner to assure remaining funds are available for City Projects 26-44. Discussion followed. Ryan Brand made a motion to amend the resolution with the changes as stated by Kelly Benjamin. Frank

Miller seconded the motion. Motion to amend resolution passed by a vote of six (6) to one (1). Aaron Hankins voted nay. Tim Shuffett made a motion to pass the resolution as amended. Ryan Brand seconded the motion. Motion passed by a vote of six (6) to one (1). Nay vote was Aaron Hankins.

IV. Other Business

- **A.** Standing Committee and Liaison Reports. Frank Miller stated that he and Todd Swengle, Recycling Committee Chairperson, are continuing to meet with civic groups regarding recycling to keep the education process going.
- B. Discussion Items: None
- C. Next regular meeting is scheduled for Wednesday, November 7, 2012 at 6:00 o'clock P.M. in City Hall.
- D. Frank Jerome moved to adjourn the meeting. Aaron Hankins seconded the motion. Motion to adjourn passed by a unanimous vote of seven (7) to zero (0). Meeting adjourned at 7:10 P.M.

	Presiding Officer	
Attest:		